

Lead-Based Paint Inspection Report

For

**City of Colorado Springs
Housing Development Division
30 S Nevada Ave, Suite 604
Colorado Springs, CO 80903**

**Lavon Denson
821 E Las Animas St
Colorado Springs, CO 80903**

719-216-1758

**For the Dwelling Located at:
821 E Las Animas St
Colorado Springs, CO 80903**

Performed By

**John C. Burnside
Certified Lead-Based Paint Inspector/Risk Assessor
Colorado Certification 11876**

**Burnside Enterprises, LLC
4030 Zurich Drive
Colorado Springs, CO 80920
(719)-596-4656**

June 11, 2015

Inspection Background Information

Burnside Enterprises, LLC has completed a lead-based paint inspection at 821 E Las Animas St, Colorado Springs, CO 80903, which was performed on June 11, 2015. The dwelling interior consists of drywall with the exterior consisting of wood siding with wood trim. The structure is approximately 848 square feet and built in 1947.

John Burnside, a Colorado certified inspector/risk assessor (Certification No. 11876) performed the inspection.

This inspection was conducted following the U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 revisions. The standard for lead-based paint, as per HUD/EPA and the State of Colorado standard for XRF measurement of $\geq 1.0 \text{ mg/cm}^2$ as being classified as positive for lead-based paint was followed. All requirements for the NITON XRF contained in the Performance Characteristics Sheet for the NITON XLp-300 were followed.

The painted surfaces in the rooms are identified as components, which can generally be defined as architectural features of the building. Components consist of walls, ceilings, floors, doors, door jambs, window sashes, window sills, stair treads, etc. These are the visible parts of the building. Painted and/or stained components are tested. Each component may be represented many times in a single room. For example, there are generally baseboards on all walls in a room. It is not necessary to test each of these baseboards in the room as long as they appear to have the same paint history. Components covered with vinyl and/or metal siding are not inspected (as these surfaces below these components are not visible or accessible for this inspection. This does leave the possibility that lead-based painted components could be located beneath these coverings). All components within a room are tested a minimum of once with the exception of walls for which all four wall sides within a room will be tested. The A side would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls and/or components in a clockwise rotation.

Testing was performed using a NITON XLp-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979.

Executive Summary

A surface by surface investigation for lead-based paint was performed at 821 E Las Animas St, Colorado Springs, CO 80903, on June 11, 2015 by John Burnside of Burnside Enterprises, LLC (Colorado Certification 11738), 4030 Zurich Drive, Colorado Springs, CO 80920. Testing was performed using a NITON XLP-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979. The inspection indicated that based upon the current HUD guideline levels, **the following areas were found to contain lead-based paint above or equal to 1.0 mg/cm²:**

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
4	Exterior	A	Wall	Fascia	Wood	White	Poor	Positive	1.3	mg/cm2
9	Exterior	A	Window	Trim	Wood	White	Fair	Positive	5	mg/cm2
15	Exterior	B	Wall	Fascia	Wood	White	Poor	Positive	2.4	mg/cm2
24	Exterior	C	Wall	Soffit	Wood	Tan		Positive	2	mg/cm2
30	Exterior	D	Wall	Fascia	Wood	White	Poor	Positive	2.6	mg/cm2
31	Exterior	A	Wall	Louver	Wood	Tan	Poor	Positive	1.5	mg/cm2
34	Exterior	B	Wall	Louver	Wood	Tan	Poor	Positive	3	mg/cm2

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

This report is submitted by Burnside Enterprises, LLC and includes a visual survey and X-Ray Fluorescence (XRF) analysis of the readily accessible painted and stained components in the surveyed area. The intent of this report is to identify if lead-based paint is present in the surveyed area, and if so, what components are affected. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection.

Burnside Enterprises, LLC, makes no warranty, guarantee, or representation, expressed or implied, with respect to the effectiveness of any construction methods or activities regarding the containment and/or removal of lead-based paint. Our liability (Burnside Enterprises, LLC) is limited to the component surfaces that we are authorized to test using equipment, methods and procedures as set forth in the current acceptable industry guidelines, Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and Colorado regulation No. 19. Burnside Enterprises, LLC assumes no responsibility for any injury to individuals or property, or for any financial loss, sustained as a result of the incorrect use or application of this report.

This report must be considered solely as a resource document representing a consensus of opinion. It is intended that this document serve as a guideline for owners or others in development of plans and activities that may be required in dealing with lead-based paint surfaces that may exist on the property. It is not the purpose or burden of this document to provide all embracing answers to every problem of lead paint. Users bear all risks associated with reliance on these results and shall have the sole responsibility to evaluate the information contained herein and to form their own independent judgments on the use of this information as may be appropriate to specific circumstances or actions.

The report also does not include evaluation of water, materials not visible (behind wall, ceiling, or floor surfaces), or adjacent property for the presence of lead hazards. Any other environmental hazards that may be found at this property are outside the scope of this report.

The paint inspection report is for the exclusive private use of Colorado Springs Housing Development and Lavon Denson and the professional services of Burnside Enterprises, LLC and undertaken for and performed in the interest of Colorado Springs Housing Development and Lavon Denson. No contractual obligation is assumed for the benefit of any other person or company involved with this dwelling. Use of or reliance upon the report by other parties or for other transactions is strictly prohibited unless required by law (i.e. tenant disclosure, real estate transaction).

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in

their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The information that follows in this report are the testing results and inspector certification that comprise the basis of this report.

A handwritten signature in cursive script that reads "John Burnside".

Date: June 11, 2015

John Burnside

Burnside Enterprises, LLC - CO Inspector/Risk Assessor No. 11876

Information Page

Colorado Certified Firm

Name: Burnside Enterprises, LLC
Address: 4030 Zurich Drive, Colorado Springs, CO 80920
Phone: (719) 596-4656
Firm Certificate # 11738

Colorado Certified Lead Inspector/Risk Assessor

Name: John Burnside
Address: 4030 Zurich Drive, Colorado Springs, CO 80920
Phone: (719) 596-4656
Certificate # 11876

XRF Data

XRF Manufacturer NITON Corporation
XRF Model number XLp-300A
XRF Serial number 94979
Locations Tested See any included XRF data results
QA/QC Procedures HUD and the manufacturer's recommended calibration checks were performed

NLLAP Lab – For Laboratory Samples

Name: EMSL Analytical, Inc.
Address: 2001 East 52nd St, Indianapolis, IN 46205
Phone: 317-803-2997
Accreditation # 157245
Dust & Soil Method: EPA SW846,7420 – implementing a microwave-assisted digestion process

XRF READINGS

Note: Under the heading “Side” listed in the following data table, the listing “A” would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls in a clockwise rotation.

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
1	Calibrate							Positive	1	mg/cm2
2	Calibrate							Positive	1	mg/cm2
3	Calibrate							Positive	1.1	mg/cm2
4	Exterior	A	Wall	Fascia	Wood	White	Poor	Positive	1.3	mg/cm2
5	Exterior	A	Wall		Wood	Tan	Fair	Negative	0	mg/cm2
6	Exterior	A	Wall	Foundation	Concrete	Tan	Fair	Negative	0.14	mg/cm2
7	Exterior	A	Window	Frame	Metal	Tan	Fair	Negative	0.5	mg/cm2
8	Exterior	A	Window	Casing	Wood	White	Fair	Negative	0	mg/cm2
9	Exterior	A	Window	Trim	Wood	White	Fair	Positive	5	mg/cm2
10	Exterior	A	Door	Casing	Wood	White	Poor	Negative	0	mg/cm2
11	Exterior	A	Door	Jamb	Wood	White	Fair	Negative	0	mg/cm2
12	Exterior	A	Door		Metal	White		Negative	0	mg/cm2
13	Exterior	A	Door	Security Bar	Metal	White		Negative	0	mg/cm2
14	Exterior	A	Porch	Ceiling	Wood	Tan	Poor	Negative	0	mg/cm2
15	Exterior	B	Wall	Fascia	Wood	White	Poor	Positive	2.4	mg/cm2
16	Exterior	B	Wall		Wood	Tan	Fair	Negative	0	mg/cm2
17	Exterior	B	Door	Casing	Wood	White	Poor	Negative	0	mg/cm2
18	Exterior	B	Door	Jamb	Wood	White	Poor	Negative	0	mg/cm2
19	Exterior	B	Door		Metal	White		Negative	0	mg/cm2
20	Exterior	B	Door	Security Bar	Metal	White		Negative	0	mg/cm2
21	Exterior	B	Window	Casing	Wood	White	Poor	Negative	0	mg/cm2
22	Exterior	C	Window	Casing	Wood	White	Fair	Negative	0	mg/cm2
23	Exterior	C	Wall	Fascia	Wood	Tan		Negative	0	mg/cm2
24	Exterior	C	Wall	Soffit	Wood	Tan		Positive	2	mg/cm2
25	Exterior	C	Wall		Wood	Tan	Fair	Negative	0	mg/cm2
26	Exterior	C	Wall	Foundation	Concrete	Tan		Negative	0.02	mg/cm2
27	Exterior	D	Wall	Foundation	Concrete	Tan	Fair	Negative	0.2	mg/cm2
28	Exterior	D	Window	Frame	Metal	Tan	Poor	Negative	0.6	mg/cm2
29	Exterior	D	Window	Casing	Wood	White	Poor	Negative	0	mg/cm2
30	Exterior	D	Wall	Fascia	Wood	White	Poor	Positive	2.6	mg/cm2
31	Exterior	A	Wall	Louver	Wood	Tan	Poor	Positive	1.5	mg/cm2
32	Exterior	D	Wall	Louver	Wood	Tan	Poor	Negative	0.02	mg/cm2
33	Exterior	D	Wall		Wood	Tan	Poor	Negative	0.18	mg/cm2
34	Exterior	B	Wall	Louver	Wood	Tan	Poor	Positive	3	mg/cm2
35	Rm. 01	A	Ceiling		Drywall	Off-White		Negative	0	mg/cm2
36	Rm. 01	A	Wall		Drywall	Off-White		Negative	0	mg/cm2
37	Rm. 01	B	Wall		Drywall	Off-White		Negative	0	mg/cm2
38	Rm. 01	C	Wall		Drywall	Off-White		Negative	0.03	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
39	Rm. 01	D	Wall		Drywall	Off-White		Negative	0	mg/cm2
40	Rm. 01	B	Cased Doorway	Jamb	Wood	Off-White		Negative	0	mg/cm2
41	Rm. 01	B	Cased Doorway	Casing	Wood	Off-White		Negative	0.06	mg/cm2
42	Rm. 02	A	Ceiling		Drywall	Off-White		Negative	0	mg/cm2
43	Rm. 02	A	Wall		Drywall	Off-White		Negative	0	mg/cm2
44	Rm. 02	B	Wall		Concrete	Off-White		Negative	0.9	mg/cm2
45	Rm. 02	C	Wall		Drywall	Off-White		Negative	0	mg/cm2
46	Rm. 02	D	Wall		Drywall	Off-White		Negative	0	mg/cm2
47	Rm. 02	B	Door top stairs	Casing	Wood	White		Negative	0	mg/cm2
48	Rm. 02	B	Door top stairs	Jamb	Wood	White		Negative	0	mg/cm2
49	Rm. 02	B	Door top of stairs		Metal	White		Negative	0	mg/cm2
50	Rm. 02	C	Closet	Door	Wood	Tan		Negative	0.01	mg/cm2
51	Rm. 02	C	Closet	Jamb	Wood	White	Fair	Negative	0	mg/cm2
52	Rm. 02	C	Closet	Wall	Drywall	Cream		Negative	0.04	mg/cm2
53	Rm. 03	A	Ceiling		Drywall	White	Fair	Negative	0	mg/cm2
54	Rm. 03	A	Wall		Drywall	White		Negative	0	mg/cm2
55	Rm. 03	B	Wall		Drywall	White		Negative	0	mg/cm2
56	Rm. 03	C	Wall		Drywall	White	Fair	Negative	0	mg/cm2
57	Rm. 03	D	Wall		Drywall	White		Negative	0	mg/cm2
58	Rm. 03	C	Wall	Baseboard	Wood	White		Negative	0	mg/cm2
59	Rm. 03	A	Cased Doorway	Jamb	Wood	White		Negative	0.01	mg/cm2
60	Rm. 04	A	Ceiling		Drywall	White		Negative	0	mg/cm2
61	Rm. 04	A	Wall		Drywall	White		Negative	0	mg/cm2
62	Rm. 04	B	Wall		Drywall	White		Negative	0	mg/cm2
63	Rm. 04	C	Wall		Drywall	White		Negative	0	mg/cm2
64	Rm. 04	D	Wall		Drywall	White		Negative	0.06	mg/cm2
65	Rm. 04	A	Door	Casing	Wood	White	Fair	Negative	0.15	mg/cm2
66	Rm. 04	A	Door	Jamb	Wood	White		Negative	0.02	mg/cm2
67	Rm. 04	A	Door		Wood	White	Poor	Negative	0	mg/cm2
68	Rm. 04	C	Cabinet	Door	Wood	Stained		Negative	0	mg/cm2
69	Rm. 04	C	Cabinet	Frame	Wood	Stained		Negative	0.01	mg/cm2
70	Rm. 05	A	Ceiling		Drywall	White		Negative	0	mg/cm2
71	Rm. 05	A	Wall		Drywall	White		Negative	-0.28	mg/cm2
72	Rm. 05	B	Wall		Drywall	White		Negative	0	mg/cm2
73	Rm. 05	C	Wall		Drywall	White		Negative	0.03	mg/cm2
74	Rm. 05	D	Wall		Drywall	White		Negative	0	mg/cm2
75	Rm. 05	A	Wall	Baseboard	Wood	White		Negative	0	mg/cm2
76	Rm. 05	A	Door	Jamb	Wood	White		Negative	0	mg/cm2
77	Rm. 05	A	Door	Casing	Wood	White		Negative	0	mg/cm2
78	Rm. 05	A	Door		Wood	White		Negative	0	mg/cm2
79	Rm. 05	A	Ceiling	Ductwork	Metal	White		Negative	0.09	mg/cm2
80	Rm. 06	A	Ceiling		Drywall	White		Negative	0	mg/cm2
81	Rm. 06	A	Wall		Concrete	White		Negative	0.9	mg/cm2
82	Rm. 06	B	Wall		Concrete	White		Negative	0	mg/cm2
83	Rm. 06	C	Wall		Drywall	White		Negative	0.01	mg/cm2
84	Rm. 06	D	Wall		Drywall	White		Negative	0.01	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
85	Rm. 06	C	Wall	Baseboard	Wood	White		Negative	0	mg/cm2
86	Rm. 06	C	Door	Casing	Wood	White		Negative	0.01	mg/cm2
87	Rm. 06	C	Door	Jamb	Wood	White		Negative	0	mg/cm2
88	Rm. 07	A	Ceiling		Drywall	White		Negative	0	mg/cm2
89	Rm. 07	A	Wall		Drywall	White		Negative	0.01	mg/cm2
90	Rm. 07	B	Wall		Drywall	White		Negative	0	mg/cm2
91	Rm. 07	C	Wall		Drywall	White		Negative	0	mg/cm2
92	Rm. 07	D	Wall		Drywall	Brown		Negative	0	mg/cm2
93	Rm. 07	D	Wall	Baseboard	Wood	Brown		Negative	0	mg/cm2
94	Rm. 07	A	Door	Casing	Wood	Brown		Negative	0	mg/cm2
95	Rm. 07	A	Door	Jamb	Wood	White		Negative	0	mg/cm2
96	Rm. 07	A	Door		Metal	White		Negative	0	mg/cm2
97	Rm. 07	A	Window	Casing	Wood	White		Negative	0	mg/cm2
98	Rm. 07	A	Window	Casing	Wood	Brown		Negative	0	mg/cm2
99	Rm. 08	A	Ceiling	Access Panel	Wood	White		Negative	0.16	mg/cm2
100	Rm. 08	A	Ceiling		Drywall	Brown		Negative	0.03	mg/cm2
101	Rm. 08	A	Wall		Drywall	Brown		Negative	0.15	mg/cm2
102	Rm. 08	B	Wall		Drywall	Brown		Negative	0.05	mg/cm2
103	Rm. 08	C	Wall		Drywall	Brown		Negative	0	mg/cm2
104	Rm. 08	D	Wall		Drywall	Brown		Negative	0.3	mg/cm2
105	Rm. 08	D	Wall	Baseboard	Wood	White		Negative	0.01	mg/cm2
106	Rm. 08	A	Door	Casing	Wood	White		Negative	0.04	mg/cm2
107	Rm. 08	A	Door	Jamb	Wood	White		Negative	0.11	mg/cm2
108	Rm. 08	A	Door		Wood	White		Negative	0	mg/cm2
109	Rm. 09	A	Ceiling		Drywall	White		Negative	0	mg/cm2
110	Rm. 09	A	Wall		Drywall	White		Negative	0	mg/cm2
111	Rm. 09	B	Wall		Drywall	White		Negative	0	mg/cm2
112	Rm. 09	C	Wall		Drywall	White		Negative	0	mg/cm2
113	Rm. 09	D	Wall		Drywall	White		Negative	0	mg/cm2
114	Rm. 09	D	Wall	Baseboard	Wood	Tan		Negative	0	mg/cm2
115	Rm. 09	D	Floor		Wood	Stained	Poor	Negative	0	mg/cm2
116	Rm. 09	B	Cased Doorway	Casing	Wood	Tan		Negative	0	mg/cm2
117	Rm. 09	B	Cased Doorway	Jamb	Wood	Tan	Fair	Negative	0.13	mg/cm2
118	Rm. 09	C	Window	Casing	Wood	Tan		Negative	0	mg/cm2
119	Rm. 09	C	Cabinet	Door	Wood	Stained		Negative	0.02	mg/cm2
120	Rm. 09	C	Cabinet	Frame	Wood	Stained		Negative	0	mg/cm2
121	Rm. 10	A	Ceiling		Drywall	Tan		Negative	0	mg/cm2
122	Rm. 10	A	Wall		Drywall	Tan		Negative	0	mg/cm2
123	Rm. 10	B	Wall		Drywall	Tan		Negative	0	mg/cm2
124	Rm. 10	C	Wall		Drywall	Tan		Negative	0	mg/cm2
125	Rm. 10	D	Wall		Drywall	Tan		Negative	0	mg/cm2
126	Rm. 10	A	Door		Wood	Tan		Negative	0	mg/cm2
127	Rm. 10	A	Door	Jamb	Wood	Stained		Negative	0	mg/cm2
128	Rm. 10	B	Cabinet	Door	Wood	White	Fair	Negative	0	mg/cm2
129	Rm. 10	B	Cabinet	Frame	Wood	White	Fair	Negative	0	mg/cm2
130	Rm. 11	A	Ceiling		Drywall	White		Negative	0	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
131	Rm. 11	A	Wall		Drywall	Blue		Negative	0	mg/cm2
132	Rm. 11	B	Wall		Drywall	Blue		Negative	0.01	mg/cm2
133	Rm. 11	C	Wall		Drywall	Blue		Negative	0	mg/cm2
134	Rm. 11	D	Wall		Drywall	Blue		Negative	0	mg/cm2
135	Rm. 11	A	Wall	Baseboard	Wood	White		Negative	0	mg/cm2
136	Rm. 11	A	Door	Casing	Wood	White		Negative	0	mg/cm2
137	Rm. 11	A	Door	Jamb	Wood	White		Negative	0.01	mg/cm2
138	Rm. 11	C	Window	Casing	Wood	White		Negative	0	mg/cm2
139	Rm. 11	C	Window	Sill	Wood	White	Fair	Negative	0	mg/cm2
140	Rm. 11	A	Closet	Jamb	Wood	White		Negative	0	mg/cm2
141	Rm. 11	A	Closet	Shelf	Wood	White		Negative	0	mg/cm2
142	Rm. 11	A	Closet	Wall	Drywall	White		Negative	0.02	mg/cm2
143	Rm. 12	A	Ceiling		Drywall	Tan		Negative	0	mg/cm2
144	Rm. 12	A	Wall		Drywall	Tan		Negative	0	mg/cm2
145	Rm. 12	B	Wall		Drywall	Tan		Negative	0	mg/cm2
146	Rm. 12	C	Wall		Drywall	Tan		Negative	0	mg/cm2
147	Rm. 12	D	Wall		Drywall	Tan		Negative	0.01	mg/cm2
148	Rm. 12	A	Wall	Baseboard	Wood	White		Negative	0	mg/cm2
149	Rm. 12	A	Window	Casing	Wood	White		Negative	0	mg/cm2
150	Rm. 12	C	Door	Jamb	Wood	White		Negative	0	mg/cm2
151	Rm. 12	C	Door	Casing	Wood	White		Negative	0	mg/cm2
152	Rm. 12	C	Door		Wood	White	Fair	Negative	0	mg/cm2
153	Rm. 12	C	Closet	Door	Wood	White		Negative	0	mg/cm2
154	Rm. 12	C	Closet	Jamb	Wood	White		Negative	0.06	mg/cm2
155	Rm. 12	C	Closet	Shelf	Wood	White		Negative	0	mg/cm2
156	Rm. 12	C	Closet	Wall	Drywall	White		Negative	0.04	mg/cm2
157	Calibrate							Positive	1	mg/cm2
158	Calibrate							Positive	1.1	mg/cm2
159	Calibrate							Positive	1	mg/cm2

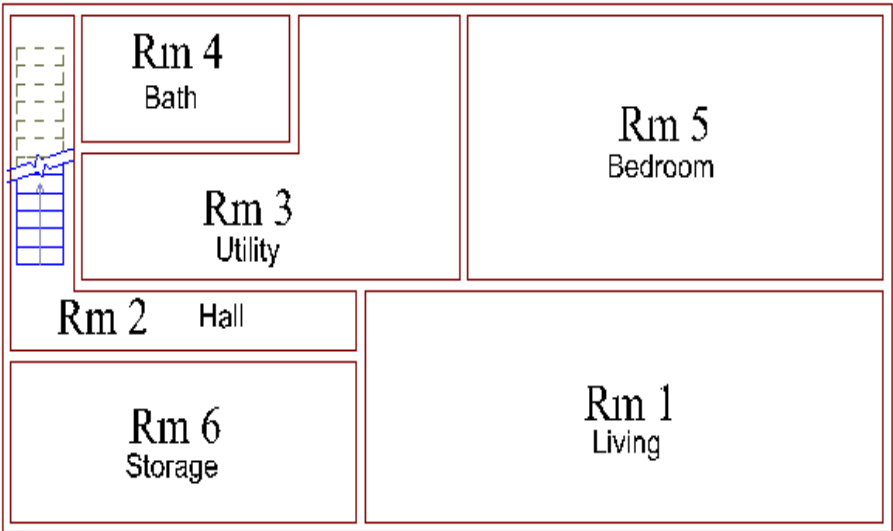
Side C



Ground Level

Side B

Side D



Basement Level

Side A

821 E Las Animsa, Colo Spgs
Not To Scale

CERTIFICATIONS



Colorado Department
of Public Health
and Environment

Lead Evaluation Firm Certificate

This certifies that

Burnside Enterprises, LLC

LEF No.: 11738

has met the requirements of 25-7-1104, C.R.S. and Air Quality
Control Commission Regulation No. 19, and is hereby certified by
the state of Colorado to perform lead-based paint evaluation
activities in the state of Colorado.

Issued: April 26, 2015

Expires: April 26, 2016

A handwritten signature in green ink, appearing to read "A. Kricheldorf", is written over a faint circular stamp.

Authorized APCD Representative

SEAL



Colorado Department
of Public Health
and Environment

LEAD-BASED PAINT CERTIFICATION*

This certifies that

John Burnside

Certification No.: 11876


has met the requirements of 25-7-1104, C.R.S. and Air Quality Control
Commission Regulation No. 19, and is hereby certified by the state of
Colorado in the following discipline:

Risk Assessor*

Issued: December 09, 2014

Expires: December 09, 2015

* This certificate is valid only with the possession of a valid
lead-based paint training certificate in the discipline specified
above, issued by either a Colorado approved training provider,
an EPA approved training provider, or a training provider
approved by another EPA authorized program.


Authorized APCD Representative
SEAL